



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. July 16, 2001



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-01-103 John J. Speegle representing Dominion Advisory Group, Inc.
13490 US 281 N

CASE NO. A-01-104 Jerry Taliaferro, Gary Wilhelm and James Martinson
11802 Warfield

CASE NO. A-01-106 Kaufman & Ass. Representing RD Silver Creek, LTD
4822 Gus Eckert

CASE NO. A-01-108 James and Denise Bynum
8726 Heath Circle Drive

CASE NO. A-01-110 Tom Powell of Wavetech Pools Representing James A. and
Carmen Daoust, 7303 Nothallerton

CASE NO. A-01-111 James Kistler Representing Leo Exconde
402,406,410,414, SW 28th Street,
403,407,411,415 SW 27th Street,
4006,4010,4014,4018,4022,4026 San Luis Street, and
207,211,215,219,223,227 Randall Street

CASE NO. A-01-112 Rosa Isabel Martinez
333 Teresa Street

CASE NO. A-01-113 Maria Del Carmen Rodriguez
630 Clovis Place

CASE NO. A-01-114 Vangie Adams
707 Bernard

- V. Approve Minutes of March 12, 2001
- VI. Adjournment

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

CASE NO. A-01-103

July 16, 2001

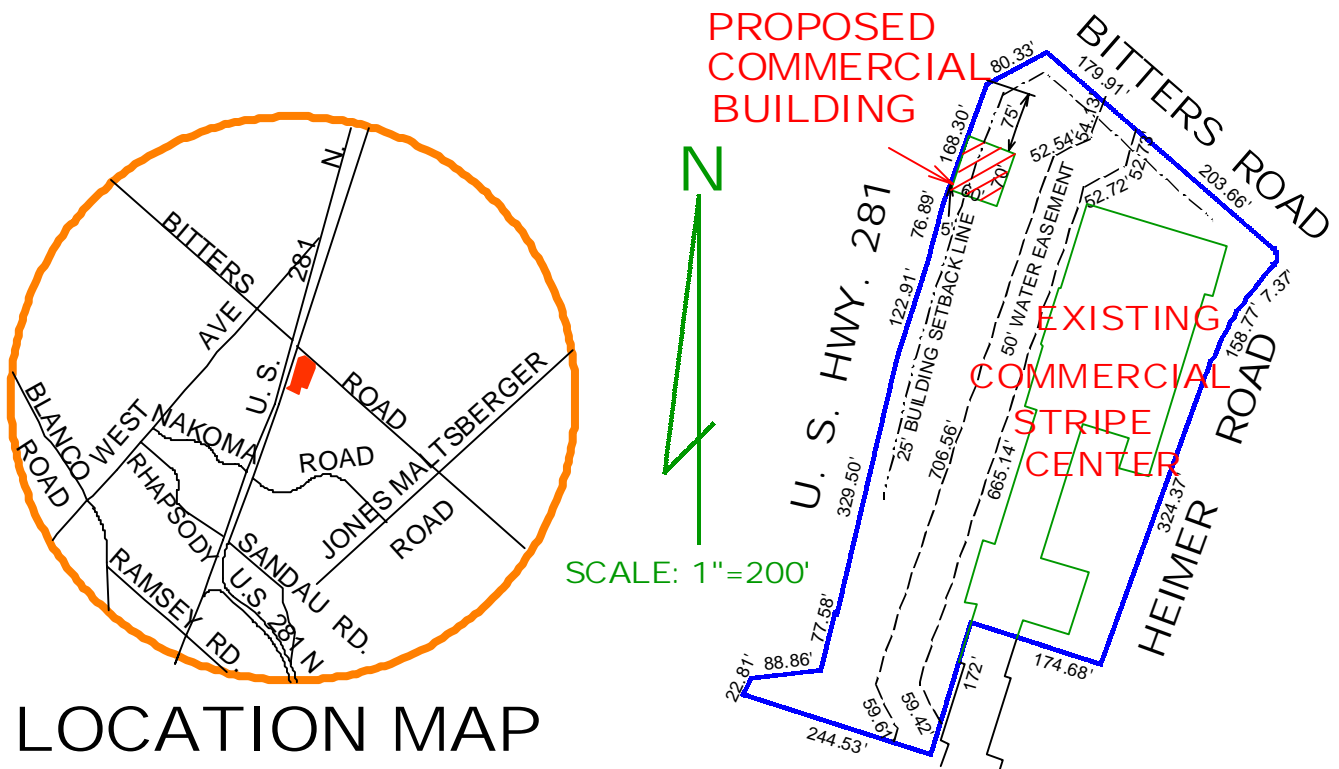
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

John J. Speegle representing Dominion Advisory Group, Inc.
Lot 23, New City Block 12065
13490 US 281 N.
Zoned "B-2 & B-3" Business District

The applicant requests a variance to construct a one-story commercial building within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' front yard setback.

The applicant's plan proposes constructing the commercial building with a 3' front yard setback.



A-01-103

BOARD OF ADJUSTMENT

CASE NO. A-01-104

July 16, 2001

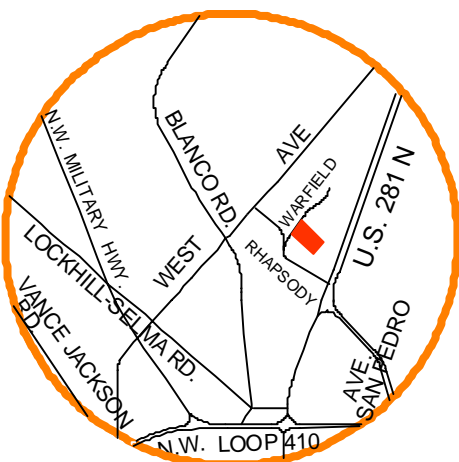
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Jerry Taliaferro, Gary Wilhelm, and James Martinson
Lot 51, Block 1, New City Block 13197
11802 Warfield St.
Zoned "I-1" Light Industry District

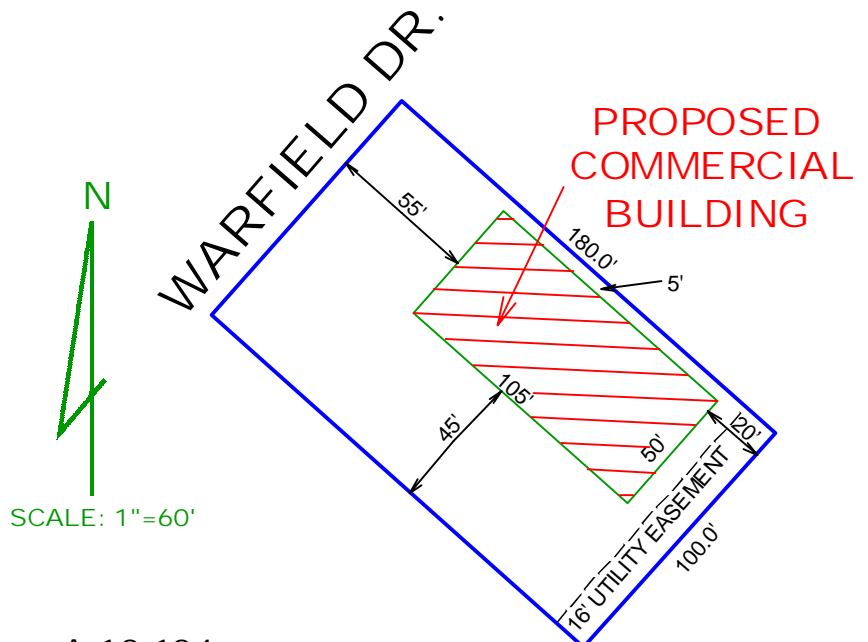
The applicant requests a variance to construct a commercial building within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 40' rear yard setback.

The applicant's plan proposes constructing the commercial building with a 20' rear yard setback.



LOCATION MAP



A-10-104

BOARD OF ADJUSTMENT

CASE NO. A-01-106

July 16, 2001

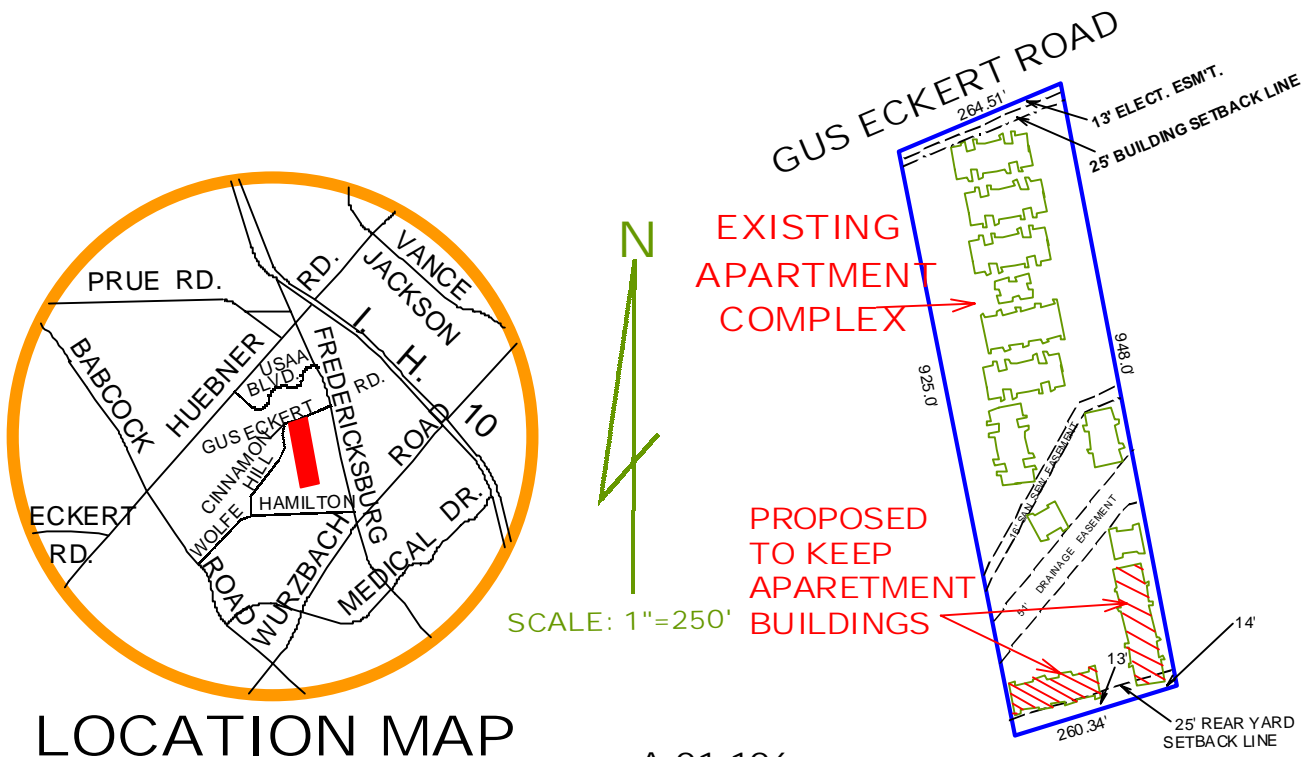
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Kaufman & Associates, Inc. representing RD Silver Creek, LTD.
Lot 7, Block 1, New City Block 16349
4822 Gus Eckert Road
Zoned: "R-3" Multi-Family Residence District

The applicant requests a variance to keep two existing apartment buildings (building numbers 10 and 12) within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan shows rear yard setbacks of 14' and 13' respectively for Apartment # 10 and Apartment #12.



A-01-106

BOARD OF ADJUSTMENT

CASE NO. A-01-108

July 16, 2001

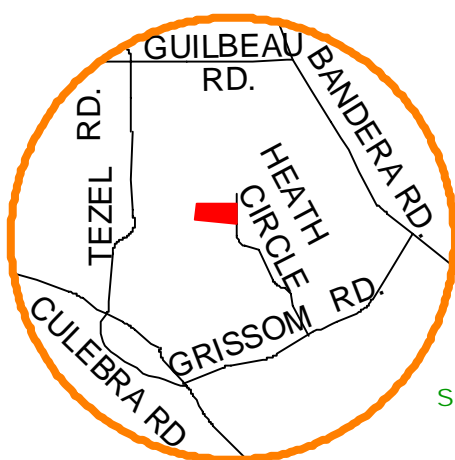
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

James & Denise Bynum
Lot 11, Block 1, New City Block 15007
8726 Heath Circle Dr.
Zoned: "RA" Residence Agriculture District

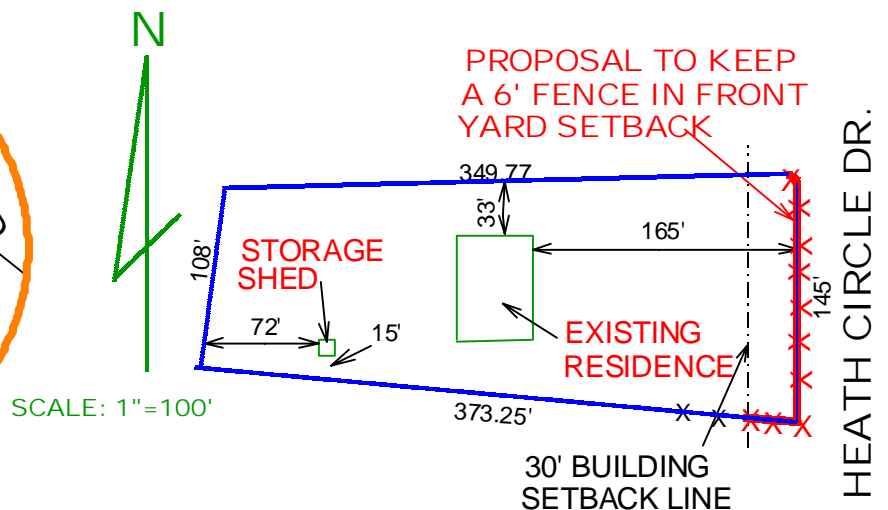
The applicant is requesting a variance to keep a 6' fence within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits the height of fences to 4' within the front yard setback.

The applicant's plan proposes a 6' fence with a 1' front yard setback.



LOCATION MAP



A-01-108

BOARD OF ADJUSTMENT

CASE NO. A-01-110

July 16, 2001

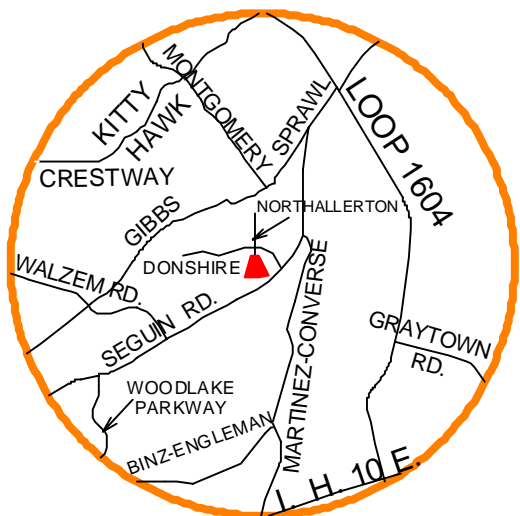
The Board of Adjustment will hold a public hearing on Monday, July 16, 2001 at 1:00 P.M in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Tom Powell representing James A. & Carmen Daoust
Lot 6, Block 1, New City Block 18171
7303 Northhallerton
Zoned: "R-5" Single Family Residence District

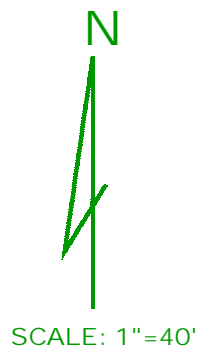
The applicant is requesting a variance to construct an in ground swimming pool with a 3' side yard setback.

The Development Services Department could not issue this permit because Section 35-3333 of the Unified Development Code requires a 5' side yard setback.

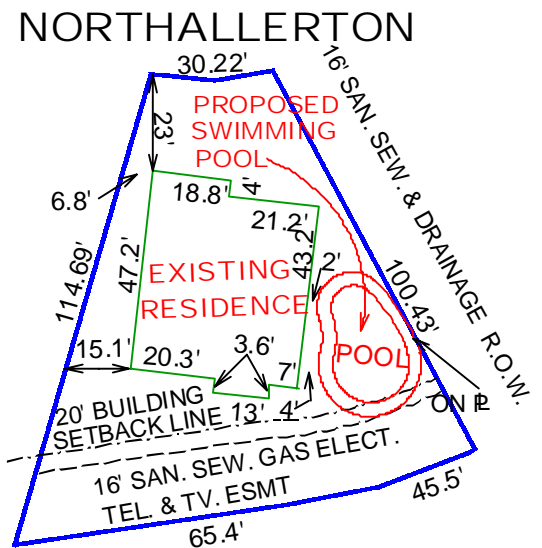
The applicant's plan proposes construction of a swimming pool on the side yard property line.



LOCATION MAP



A-01-110



BOARD OF ADJUSTMENT

CASE NO. A-01-111

July 16, 2001

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

James Kistler representing Leo Exconde

Lot 17, Block 6, New City Block 8165

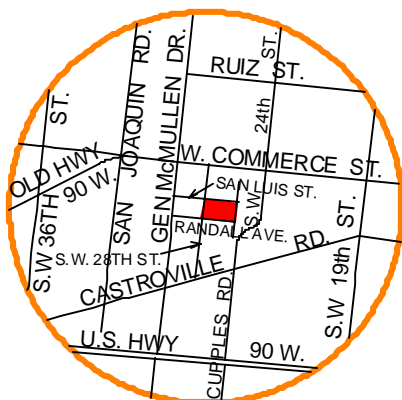
402, 406, 410, and 414 S.W 28th St., 403, 407, 411, and 415 27th St., 4006, 4010, 4014, 4018, 4022, and 4026 San Luis St., 207, 211, 215, 219, 223, and 227 Randall St.

Zoned "R-3" Multi- Family Residence District

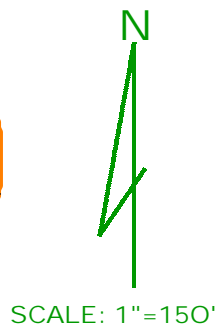
The applicant requests a variance to construct a multi- family community complex within the front and reverse front yard setbacks.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' front yard setback.

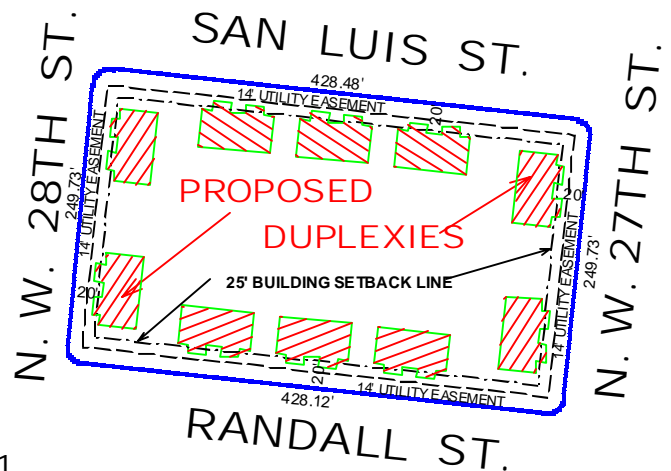
The applicant's plan proposes constructing all the duplex structures with a 20' front yard setback.



LOCATION MAP



SCALE: 1"=150'



A-01-111

BOARD OF ADJUSTMENT

CASE NO. A-01-112

July 16, 2001

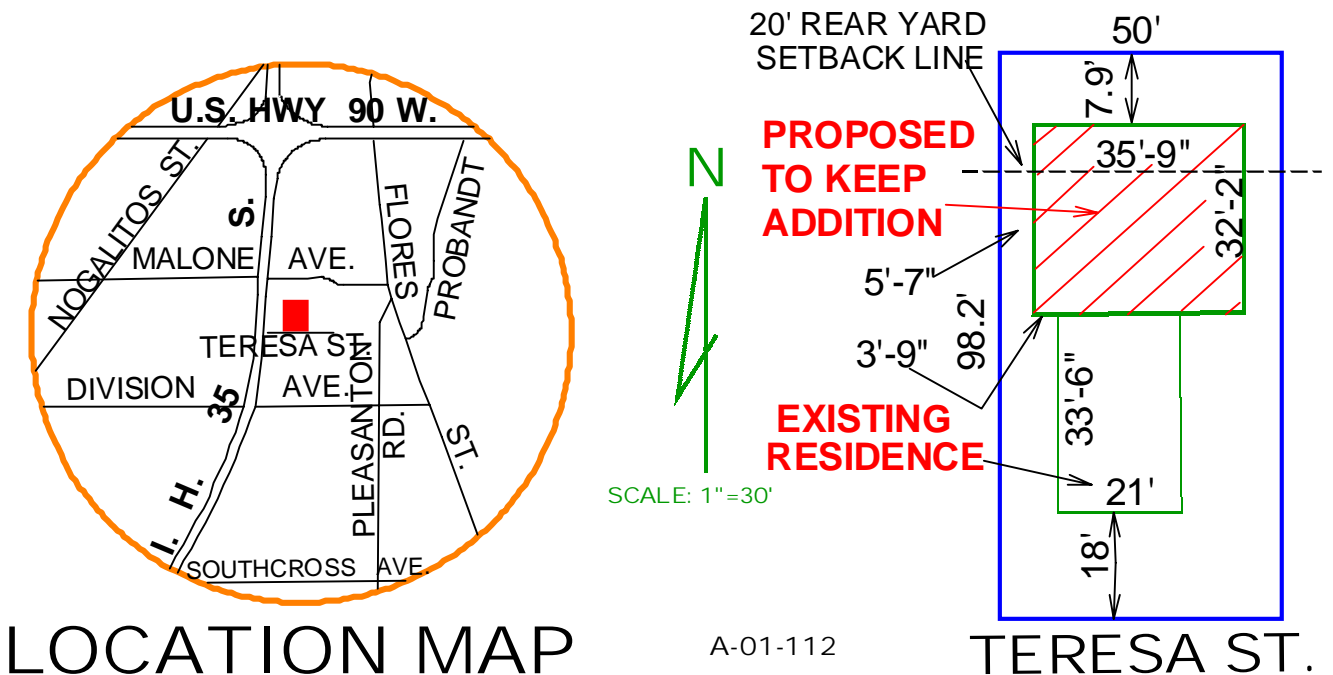
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Rosa Isabel Martinez
Lots 13 & 14, Block 2, New City Block 6674
333 Teresa Street
Zoned: "C" Apartment District

The applicant requests a variance to continue construction of an addition to an existing structure within the rear yard setback.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code requires a 20' rear yard setback.

The applicant's plan shows the proposed addition with a 7.9' rear yard setback.



BOARD OF ADJUSTMENT

CASE NO. A-01-113

July 16, 2001

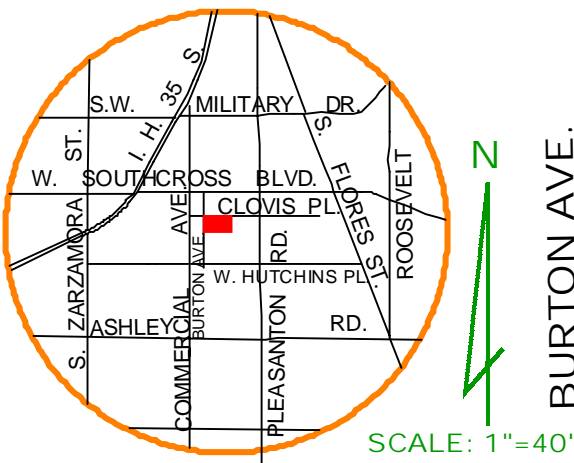
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, July 16, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Maria Del Carmen Rodriguez
Lots 1, Block 100, New City Block 9370
630 Clovis Place
Zoned: "R-1" Single Family Residence District

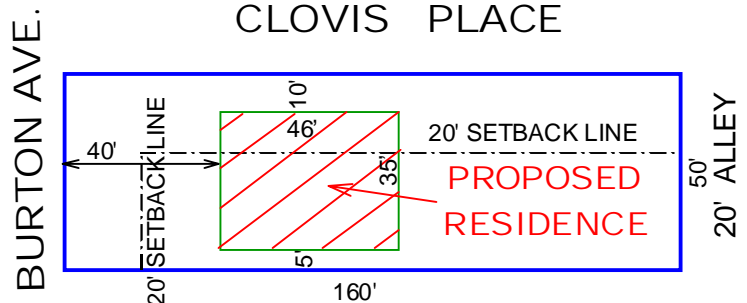
The applicant requests a variance to construct a residential structure within the reverse front yard setback.

The Development Services Department could not issue a permit because Section 35-3334 of the Unified Development Code requires a 20' reverse front yard setback.

The applicant's plan shows the proposed residential structure with a 10' reverse front yard setback.



LOCATION MAP



A-01-113

BOARD OF ADJUSTMENT

CASE NO. A-01-114

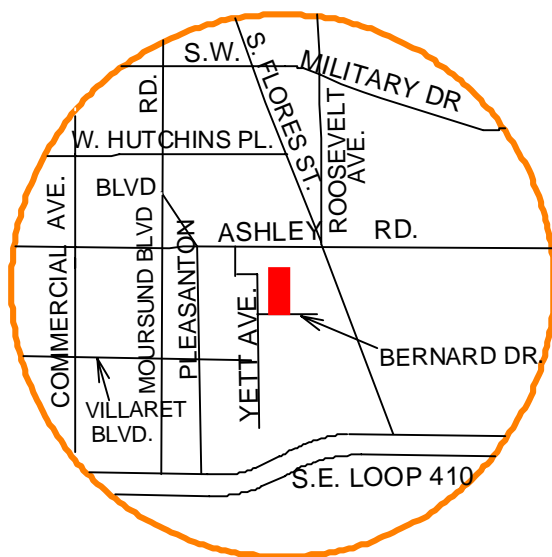
July 16, 2001

The Board of Adjustment will hold a public hearing on Monday, July 16, 2001 at 1:00 P.M in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Vangie Adams
Lot 92, Block 5, New City Block 11161
707 Bernard
Zoned: "B" Residence District

The applicant requests Special Exception for placement of a one- operator beauty shop in a residential area.

The Development Services Department could not issue this permit because Section 35-3044(c) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential area. The proposed hours of operation are Monday through Saturday from 9:00 A.M. to 5:00 P.M.



LOCATION MAP

